



31 Campbell Avenue

Leek



Estate Agents. Valuers. Auctioneers. Chartered Surveyors  
Part of the Bagshaws Partnership

## 31 Campbell Avenue

Leek

Staffordshire, ST13 5RR

- A very well presented and spacious three bedroom detached bungalow situated in a highly sought after and well established residential area just on the outskirts of the town.
- The bungalow is located in a convenient position for shops, schools and link roads to the Potteries.
- The property occupies a pleasant elevated position and also benefits from double glazing, gas fired central heating and security alarm system.
- The main internal accommodation briefly comprises: Entrance Hall, Living Room, Kitchen / Diner, Utility Area, Conservatory, Snug / Bedroom option, Two Bedrooms and Shower Room to the ground floor. Master Bedroom with walk-in storage and En-Suite Shower Room on the first floor.
- Block paved driveway to the front providing ample off street parking.
- The bungalow enjoys a generous sized plot with gardens to both front and rear aspects and backs onto parkland.
- An ideal retirement bungalow of which an internal inspection is essential.

**Offers in the region of £299,950**



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Leek Office - 01538 383344



info@buryandhilton.co.uk

**BURY &  
HILTON**  
EST. 1984





# Accommodation

## Entrance Hall

Radiator. Laminate flooring.

## Living Room

Radiator. Coving. Laminate flooring. Coal effect gas fire.

## Kitchen/Diner

Wall and base units. Stainless steel sink unit with drainer, rinsing bowl and mixer tap. Integrated dishwasher and fridge. "Belling" 8 ring cooker with extractor unit above. Laminate flooring. Radiator x 2. Breakfast bar.



## Utility Room

Wall mounted central heating boiler. Plumbing point. Tiled floor.

## Snug/Bedroom Option

Radiator. Understairs storage.

## Conservatory

Laminate flooring. Rear door.

## Bedroom

Radiator. Laminate flooring. Fitted wardrobes, dressing table and bed surround.

## Bedroom

Radiator.



## Shower Room

Shower cubicle. W.c. Wash basin. Heated towel rail. Tiled floor.

## First Floor:

### Master Bedroom

Laminate flooring. Radiator. Sky light. Storage cupboard and drawers. Access to walk-in storage area with lighting and sky light window.

### En-Suite

Corner shower cubicle. W.c. Wash basin with storage unit below. Storage cupboards. Laminate flooring. Heated towel rail. Skylight window.



### Outside

Block paved driveway to the front providing ample off street parking. The bungalow enjoys a generous sized plot with gardens to both front and rear aspects and backs onto parkland.

**Council Tax Band & EPC Rating:** Band D & D

### Viewing

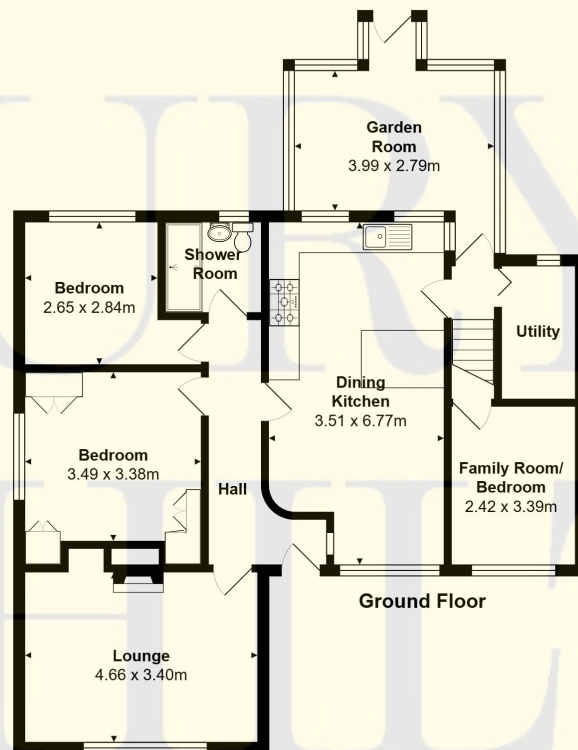
Strictly by appointment only through the selling agents Bury & Hilton at the Leek Office 01538 383344.

### Method of Sale

This property is to be sold by Private Treaty

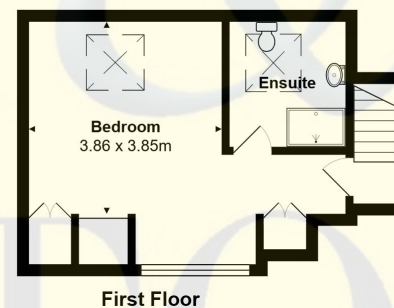
### Agents Note;

Bagshaws LLP have made every reasonable effort to ensure these details offer an accurate and fair description of the property but give notice that all measurements, distances and areas referred to are approximate and based on information available at the time of printing. These details are for guidance only and do not constitute part of the contract for sale. Bagshaws LLP and their employees are not authorised to give any warranties or representations in relation to the sale.



Total Area: 135.9 m<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



Est. 1963



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